



ROOK
MATTHEWS
SAYER

Front Street East
Bedlington

Front Street East, Bedlington, NE22 5AA

- Stone Built Double Fronted Property
- Fabulous Town Centre Location
- Four Good Size Bedrooms
- Garden And Parking To Rear
- Good Road And Transport Links
- EPC: D / Council Tax: C /Freehold

Offers In The Region Of £ 230,000

PROPERTY DESCRIPTION

Welcome to this charming end of terrace property in a sought-after location. This house is in good condition and offers plenty of space for families and couples. With 2 reception rooms, there is ample space for entertaining guests or simply relaxing with loved ones. The property boasts a well-maintained kitchen with a dining space, perfect for enjoying meals together. Additionally, the high ceilings in the reception rooms add a touch of elegance to the space. With 4 spacious bedrooms, including a delightful master bedroom that is flooded with natural light, there is plenty of room for everyone in the family. The property also features a large bathroom, ensuring convenience for all. Outside, you'll find parking facilities and a lovely garden, perfect for outdoor activities and enjoying the seasons. The stone-built exterior adds character to this delightful home. Situated in a convenient location, this property benefits from excellent public transport links, ensuring easy access to nearby amenities. Parents will appreciate the proximity to local schools, ensuring a short journey for the little ones. Overall, this end of terrace property presents a fantastic opportunity for those seeking a spacious and comfortable home. With its unique features, great location, and ample living space, it is sure to attract attention. Don't miss out on the chance to make this property your own. Contact us today to arrange a viewing.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: Fibre (cabinet)
Mobile Signal Coverage Blackspot: No
Parking: Driveway to the rear providing off street parking for two cars.

MATERIAL / CONSTRUCTION ABNORMALITIES

We have been informed that the property does lie in a conservation area.

RESTRICTIONS AND RIGHTS

Listed? No
Restrictions on property? No
Easements, servitudes or wayleaves? No
Public rights of way through the property? No

RISKS

Flooding in last 5 years: No
Risk of Flooding: Zone 1
Any flood defences at the property: No
Known safety risks at property (asbestos etc...): No

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No
Outstanding building works at the property: No

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity.

ACCESSIBILITY

This property has no accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first floor

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: D

BD007926CM/SO9.1.24.V.3

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor

Entrance

Entrance Hallway

Lounge 16'1 x 14'9 (4.90m x 4.50m)

Second Reception Room 11'2 x 10'3 (3.40m x 3.12m)

Downstairs Wc

Understairs Cupboard

Utility Room 10'9 x 9'6 (3.28m x 2.90m)

Kitchen 16'6 x 14'10 (5.03m x 4.52m)

First Floor

Bedroom One 21'1 x 16'3 (6.43m x 4.95m)

Bedroom Two 16'7 x 13'5 (5.05m x 4.09m)

Bedroom Three 11'1 x 9'9 (3.38m x 2.97m)

Bedroom Four 10'06 x 9'9 (3.20m x 2.97m)

Bathroom 7'1 x 6'6 (2.16m x 1.98m)

Garden the Rear

Parking to Rear for two cars



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Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyer must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatsoever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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